CHAPTER 2

DISMANTLING AND DEMOLITION

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1.1 Scope

This work shall consist of removing, as hereinafter set forth, existing buildings, roofs, ceiling, flooring and paving, concrete and brick roofs and suspended floors, walls and columns, reinforced concrete and brick work, partitions, wood work, steel and iron work, doors and windows, pipes and sewer lines, posts or struts, fencing wire mesh, glazing, culverts, bridges, pavements, kerbs and other structures like guard-rails, utility services, catch basins, inlets, etc., which are in place but interfere with the new construction or are not suitable to remain in place, and of salvaging and disposing of the resulting materials and back filling the resulting trenches and pits.

Existing culverts, bridges, pavements, and other structures that are within the highway and that are designated for removal shall be removed up to the limits and extent specified in the Drawings or as indicated by the Engineer.

Dismantling and removal operations shall be carried out using suitable equipment and in a manner that leaves the adjacent pavement, structures, and any other work to be left in place undisturbed.

All operations necessary for the removal of any existing structure which might endanger new construction shall be completed prior to the start of new work.

1.2 Applicable Codes

IS: 1200-1974 (Part: XVIII)	Method of Measurements of Building and Civil Engineering Works - Demolition and Dismantling (Reaffirmed 2002) (3rd Revision).
IS: 4130-1991	Demolition of Buildings - Code of Safety (2nd Revision).

1.3 Terminology

The term ‘Dismantling’ implies carefully separating the parts without damage and removing. This may consist of dismantling one or more parts of the structure as specified.

The term ‘Demolition’ implies breaking up. This shall consist of demolishing whole or part of work including all relevant items as specified.

1.4 Buildings

1.4.1 Precautions

All materials obtained from dismantling or demolition shall be the property of the Employer unless otherwise specified and shall be kept in safe custody until they are handed over to the Engineer.

Demolition shall always be well-planned beforehand and generally be done in the reverse order in which the structure was constructed. The Engineer-In-Charge shall approve the operations before starting the work.

Due care shall be taken to maintain the safety measures prescribed in IS: 4130.

Necessary propping, shoring, and/or underpinning shall be provided to ensure the safety of the adjoining work or property before dismantling and demolition is undertaken, and the work shall be carried out in such a way that no damage is caused to the adjoining work or property. Wherever specified, temporary enclosures or partitions shall also be provided, as directed by the Engineer.

Necessary precautions shall be taken to minimize the dust nuisance.

Dismantling shall be done in a systematic manner. All materials which are likely to be damaged by dropping from a height or by demolishing roofs, masonry, etc., shall be carefully removed first. The dismantled articles shall be removed manually or otherwise, lowered to the ground (and not thrown) and then properly stacked as directed by the Engineer.

Where existing fixing is done by nails, screws, bolts, rivets, etc., dismantling shall be done by taking out the fixing with proper tools and not by tearing or ripping off.

Any serviceable material, obtained during dismantling or demolition, shall be separated out and stacked properly as directed by the Engineer within a lead of 50 m. All unserviceable materials rubbish etc. shall be disposed off as directed by the Engineer.

The Contractor shall maintain / disconnect existing services, whether temporary or permanent, where required by the Engineer.

1.4.2 Measurements

All work shall be measured net in the decimal system, as fixed in its place, subject to the following limits, unless otherwise stated hereinafter.

1. Dimensions shall be measured correct to a cm.
2. Areas shall be worked out in sq mt correct to two places of decimal.
3. Cubical contents shall be worked out to the nearest 0.01 cum.

Parts of the work that require dismantling and those that require demolition shall be measured separately.

Measurements of all works except hidden work shall be taken before demolition or dismantling and no allowance for increase in bulk shall be allowed.

Specifications for deduction for voids, openings etc. shall be on the same basis as that adopted for new construction of the work.
Work executed in the following conditions shall be measured separately:

1. Work in or under water and / or liquid mud;
2. Work in or under foul position.

1.4.3 Rates

The rate shall include the cost of all labour involved and tools used in demolishing and dismantling including scaffolding. The rate shall also include the charges for separating out and stacking the serviceable material properly and disposing off unserviceable material within a distance of 50 m.

The rate shall also include for temporary shoring for the safety of portions not required to be pulled down, or of adjoining property, and providing temporary enclosures or partitions, where considered necessary.

1.5 Roofs

Roof coverings generally including battens boarding, mats, bamboo jaffari or other subsidiary supports shall be measured in sq mt except lead sheet roof

covering, which shall be measured in tonnes and stone slab roof covering which shall be measured in cum.

Ridges, hips and valleys shall be girthed and included with the roof area. Corrugated or semi corrugated surfaces shall be measured flat and not girthed.

Mud phuska on roofs shall be measured in cum.

Lead sheets in roofs shall be measured in tonnes and hips, valleys, flashings, lining to gutter etc. shall be included in this weight.

R.B. or R.C.C. roofs shall be measured in cum and if reinforcement is required to be salvaged, it shall be so stated. When reinforcement is required to be separated, scraped and cleaned, the work shall be measured separately as tonnes of salvaged steel.
Supporting members, such as rafters, purlins, beams joists, trusses etc. where of wood shall be measured in cum and steel or iron sections in tonnes.

1.6 Ceiling

The stripping of ceilings shall be measured in sqm.

Dismantling of supporting joists, beams, etc. shall be measured in cum or in tonnes.

Height above floor levels if it exceeds 3.5 m shall paid for separately.

1.7 Flooring and Paving

Dismantling of floors (except concrete and brick floors) shall be measured in sqm. Supports such as joints, beams etc. if any shall be measured as per Clause 2.5. Concrete and bricks paving shall be measured as per Clause 2.8.

1.8 Concrete and Brick Roofs and Suspended Floors

Demolition of floors and roofs of concrete or brick shall be measured in cum. Beams cantilevers or other subsidiary supports of similar materials shall be included in the item. In measuring thickness of roofs provided with water proofing treatments with bitumen, felts, the thickness of water proofing treatment shall be ignored.

1.9 Walls and Piers

Taking down walls and independent piers or columns of brick, stone or concrete shall be measured, in cum. All copings, corbels, cornices and other projections shall be included with the wall measurements.
In measuring thickness of plastered walls, the thickness of plaster shall be ignored.

Ashlar face stones, dressed stone work, precast concrete articles, etc. if required to be taken down intact shall be so stated, and measured separately in cum.

Cleaning bricks stacking for measurements including all extra handling and removal and disposing off the rubbish as stated shall be enumerated in thousand of cleaned bricks.

Cleaning stone obtained from demolished / dismantling stone masonry of any description including ashlar facing dressed stone work, stone slabs or flagging and precast concrete blocks including all extra handling and disposing of the rubbish as stated shall be measured in cum of cleaned stone.

Honey comb works or cavity walls of bricks stone or concrete shall be measured as solid.

1.10 Reinforced Concrete and Brick Work

Reinforced concrete structures and reinforced brick roof and walls shall be measured in cum and if reinforcement is required to be salvaged, it shall be so stated.

Where reinforcement is required to be separated, scraped and cleaned, the work shall be measured separately in tonnes of salvaged steel.

1.11 Partitions, Trellis Work, Etc.

Partitions or light walls of lath and plaster, trellis work, expanded metal, thin concrete or terracotta slabs and other similar materials including frame work if any shall be measured in sqm stating the overall thickness.

1.12 Wood Work

All wood work including karries average 40 sq cm or over in section, shall be measured in cum, while that under 40 sq cm in section, in running metres. Ballies shall be measured in running metres.
Boarding including wooden chajjas and sun shades along with supports shall be measured in square m in its plane.

1.13 Steel and Iron Work

All steel and iron work shall be measured in tonnes. The weight shall be computed from standard tables unless the actual weight can readily be determined.
Riveted work, where rivets are required to be cut, shall be measured separately.

Marking of structural steel required to be re-erected shall be measured separately.

In framed steel items, the weight or any covering material or filling such as iron sheets and expanded metal shall be included in the weight of the main article unless such covering is not ordered to be taken out separately.

1.14 Doors and Windows

Dismantling of doors, windows, clerestory windows, ventilators etc. (Wood or metal) whether done separately or along with removal of wall by making recess in the wall shall be enumerated. Those exceeding 3 sqm each in area shall be measured separately. The item shall include removal of chowkhats architraves, hold fasts and other attachments.

If only shutters are to be taken out it shall be measured separately.

1.15 Pipes and Sewer Lines

Water pipe lines including rain water pipes with clamps and specials, sewer lines (salt glazed ware or concrete) etc. shall be described by their diameter and length measured in running metre(RM) inclusive of joints.

If the joints, special and fittings etc. are required to be separated, it shall be so stated and enumerated.

Pucca drains shall be measured under relevant items.

Value cistern, public fountain platform, fire hydrants, etc. shall be enumerated.

Machine holes and inspection chambers shall be enumerated stating the size and depth of Machine hole/inspection chamber. They shall be classified into different groups depending upon the depth, in unit of half and one metre depth. The depth of the Machine hole shall be the distance between the top of Machine hole cover and invert level of the drain.

Ventilating shafts, gully traps, flushing cisterns and other appurtenant items of work shall be enumerated.

1.16 Posts or Struts

Posts or struts (wood, steel or RCC) section including taking out embedded portion shall be measured in running metre.

1.17 Fencing Wire Mesh

Wire mesh fencing of any type with frame shall be measured in square metre.

1.18 Glazing

Taking out any portion of serviceable glass except polished plate, from old sashes, skylights, etc. (any thickness, weight or size) raking out old putty, etc. shall be measured in square metre.

Irregular or circular panes shall be measured as rectangle or square enveloping the same, the width and height being measured correct to the nearest 0.5 cm.

1.19 Dismantling Culverts, Bridges and Other Structures/Pavements

1.19.1 Dismantling Culverts and Bridges

The structures shall be dismantled carefully and the resulting materials so removed as not to cause any damage to the serviceable materials to be salvaged, the part of the structure to be retained and any other properties or structures nearby.

Unless otherwise specified, the superstructure portion of culverts / bridges shall be entirely removed and other parts removed below the ground level or as necessary depending upon the interference they cause to the new construction. Removal of overlaying or adjacent material, if required in connection with the dismantling of the structures shall be incidental to this item.

Where existing culvert / bridges are to be extended or otherwise incorporated in the new work, only such part or parts of the exiting structure shall be removed as are necessary and directed by the Engineer to provide a proper connection to the new work. The connecting edges shall be cut, chipped and trimmed to the required lines and grades without weakening or damaging any part of the structure to be retained. Due care should be taken to ensure that reinforcing bars which are to be left in place to project into the new work as dowels or ties are not injured during removal of concrete.

Pipe culverts shall be carefully removed in such manner as to avoid damage to the pipes.

Steel structures shall, unless otherwise provided, be carefully dismantled in such a manner as to avoid damage to members thereof. If specified in the Drawings or directed by the Engineer that the structure is to be removed in a condition suitable for re-erection, all members shall be match-marked by the Contractor with white lead paint before dismantling; end pins, nuts, loose plates, etc., shall be similarly marked to indicate their proper location; all pins, pin holes and machined surfaces shall be painted with a mixture of white lead and tallow and all loose parts shall be securely wired to adjacent members or packed in boxes.
Timber structures shall be removed in such a manner as to avoid damage to such timber or lumber when designated by the Engineer to be salvaged.

1.19.2 Dismantling Pavements and Other Structures

In removing pavements, kerbs, gutters and other structures like guard-rails, fences, Machine holes, catch-basins, inlets, etc. where portions of the existing construction are to be left in the finished work, the same shall be removed to an existing joint or cut and chipped to a true line with a face perpendicular to the surface of the existing structure. Sufficient removal shall be made to provide for proper grades and connections with the new work as directed by the Engineer.

All concrete pavements, base courses in carriageway and shoulders etc., designated for removal shall broken to pieces whose volume shall not exceed

0.02 cum and stockpiled at designated locations if the material is to be used later or otherwise arranged for disposal as directed (see Clause 2.19.4).

1.19.3 Back-filling

Holes and depressions caused by dismantling operations shall be backfilled with excavated or other approved materials and compacted to required density as directed by the Engineer.

1.19.4 Disposal of Materials

All materials obtained by dismantling shall be the property of Employer. Unless otherwise specified, materials having any salvage value shall be placed in neat stacks of like materials within the right-of-way, as directed by the Engineer with all lifts and up to a lead of 1000 m.

Pipe culverts that are removed shall be cleaned and neatly piled on the right-of-way at points designated by the Engineer with all lifts and lead up to 1000 m.

Structural steel removed from old structures shall, unless otherwise specified or directed, be stored in a neat and presentable manner on blocks in locations suitable for loading. Structures or portions thereof which are specified in the Contract for re-erection shall be stored in separate piles.

Timber or lumber from old structures which is designated by the Engineer as materials to be salvaged shall have all nails and bolts removed there from and shall be stored in neat piles in locations suitable for loading.

All materials obtained from dismantling operations which, in the opinion of the Engineer, cannot be used or auctioned shall be disposed of as directed by the Engineer with all lifts and up to a lead of 1000 m.

1.19.5 Measurements for Payment

The work of dismantling structures shall be paid for in units indicated below by taking measurements before and after, as applicable:

1.	Dismantling brick/stone masonry/concrete (plain and reinforced)	cum.
2.	Dismantling flexible and cement concrete pavement	cum.
3.	Dismantling steel structures	tonne

4.	Dismantling timber structures	cum.
5.	Dismantling pipes, guard rails, kerbs, gutters and fencing	linear m.
6.	Utility services	Nos.

1.19.6 Rates

The Contract unit rates for the various items of dismantling shall be paid in full for carrying out the required operations including full compensation for all labour, materials, tools, equipment, safeguards and incidentals necessary to complete the work. These will also include excavation and backfilling where necessary to the required compaction and for handling, salvaging, piling and disposing of the dismantled materials within all lifts and up to a lead of 1000 m.

End of Chapter-2